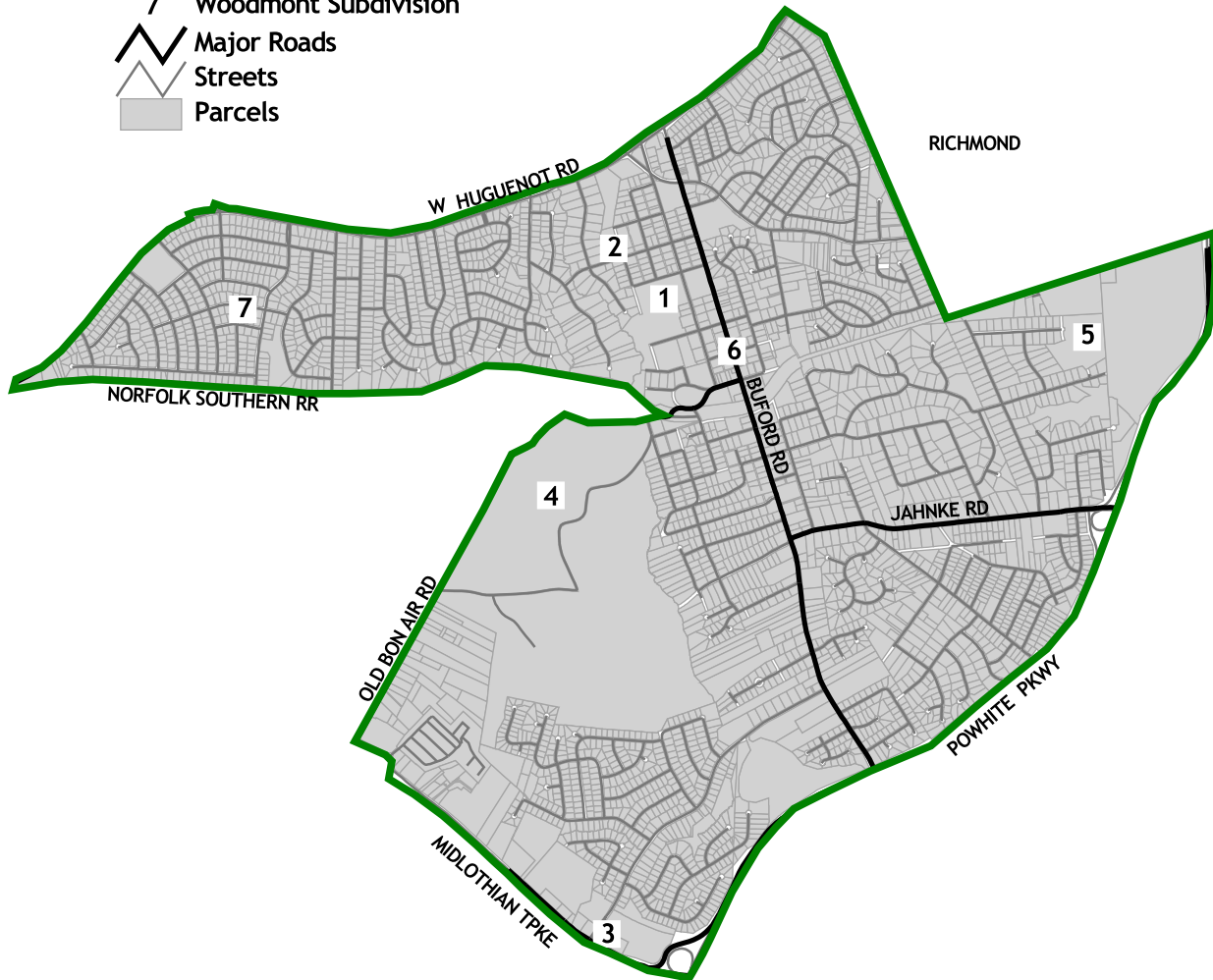


Bon Air

Bon Air Features

- 1 Bon Air Elementary School
- 2 Bon Air Library
- 3 Bon Air Post Office
- 4 Bon Air Juvenile Correction Center
- 5 Crestwood Elementary School
- 6 Historic Village of Bon Air
- 7 Woodmont Subdivision

-  Major Roads
-  Streets
-  Parcels



0 1 2 Miles



Bon Air Community Profile

(All data is for 2001 unless noted otherwise)



Strengths (see notes on pages 71-72)

- High rate of residential maintenance and reinvestment: \$345 per unit
- Low housing turnover rate: 7.9%
- High number of religious, neighborhood, and community organizations: .003 organizations per capita

Challenges (see notes on pages 71-72)

- Low assessment trend from 1997 to 2001: +2.2% per year
- Low assessment trend from 2000 to 2001: +2.8%

Community Characteristics

- Slight population decline from 1990 to 2002: -.2% per year
- Slow projected population growth rate from 2002 to 2008: +.4% per year
- Low public school enrollment: 15% of total population
- Low residential development potential: 366 units
- Slow overall housing growth: +.5%
- Slow single family housing growth: +.5%
- Older single family houses: median house age is 37 years
- Low percentage of multi-family residences: .2%
- High rate of business licenses issued: .07 licenses per capita
- High rate of home-based businesses: .04 per capita



Hazen House
Built 1885



Bon Air Christian Church
Built 1882

Bon Air Community Summary

POPULATION	YEARS	MEASURE	BON AIR	COUNTYWIDE
Average Annual Growth	1990-2002	% Increase	-.2%	2.4%
Projected Annual Growth	2002-2008	% Increase	.4%	2.1%
HOUSING				
Density	2001	Units/Acre	.91	.37
Multi-Family Units	2001	% of All Units	.2%	15.1%
Owner Occupied Houses	2001	% of All Units	91.6%	88%
Renter Occupied Houses	2001	% of All Units	8.4%	12%
Median Age of Houses	2001	Years	37	18
Median House Size	2001	Square Feet	1930	1774
Single Family Housing Turnover	2001	% of All Units	7.86%	9.99%
Maintenance and Reinvestment	2001	\$ / Unit	\$345	\$224
Residential Code Complaints	2001	Per Capita	.0075	.0075
Single Family Housing Growth	2001	% Increase	.5%	2.4%
Multi-Family Housing Growth	2001	% Increase	0%	4.5%
Overall Housing Growth	2001	% Increase	.5%	3%
Development Potential	2001	New Units	366	45,328
Resale Housing Sales Prices	2001	Median	\$141,750	\$129,950
New vs. Resale Housing Sales Prices	2001	% Difference	130%	139%
Annual Assessment Trends	1997-2001	% Increase	2.21%	4.48%
Assessment Trends	2000-2001	% Increase	2.76%	5.85%
PUBLIC SAFETY				
Police Calls For Service	2001	Per Capita	.3880	.4800
Group A Crime Incidents	2001	Per Capita	.0405	.0613
Violent Crime Incidents	2001	Per Capita	.0060	.0126
Property Crime Incidents	2001	Per Capita	.0215	.0293
Quality of Life Crime Incidents	2001	Per Capita	.0111	.0165
Persons on Probation	2001	Per Capita	.0048	.0069
EMS Calls For Service	2001	Per Capita	.0515	.0668
PUBLIC SCHOOLS				
Public School Enrollment	2001	% of Population	14.6%	18.4%
BUSINESSES				
Business Licenses Issued	2001	Per Capita	.0740	.0587
Home-Based Businesses	2001	Per Capita	.0364	.0282
COMMUNITY LIFE				
Organizations	2001	Per Capita	.0028	.0018